BILL GARRETT, Davidson County
Trans:T20160007193 DEEDWARR
Recvd: 01/27/16 14:27 2 pgs
Fees:13.00 Taxes:925.00
20160127-0007957

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is 250,000.00

Affiant

Subscribed and sworn to before me, this 21st day of January, 2016.

Notary Public

My commission expires: 12-22-19

CHERYL M. RODGERS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
George E. Ganaway	**George E. Ganaway**	**07009000800**
2005 Breckenridge Drive	**2005 Breckenridge Drive**	
Mt. Juliet, TN 37122	**Mt. Juliet, TN 37122**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mashhoor R. Ayoub and wife, Elizabeth Eberhardt Ayoub

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George E. Ganaway, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 19 and the north 75 feet of Lot No. 20 on the plat known as Alpine Terrace, as of record in Book 421, page 131, Register's Office for Davidson County, Tennessee. Beginning at a point in the east margin of Alpine Park Avenue, said point being 178 feet north from the intersection of said Avenue and Powell Street; thence northerly along the east margin of Alpine Park Avenue, 279 feet to point where said avenue and Robert Street intersects; thence North 59 degrees East 123 feet to a point in the southerly margin of Goodrich Street; thence eastwardly 406 feet to a point; thence southwardly 340 feet to a point in the east line of Lot No. 20, as shown on said plan; thence westwardly 408 feet, more or less, to the point of beginning.

Included in the above description but excluded therefrom is the right-of-way of Pfeiffer Street and East Lane.

Being the same property conveyed to Mashhoor R. Ayoub and wife, Elizabeth Eberhardt Ayoub from Susan R. Limor, Trustee for Caldwell Wright and Delores Wright, by Trustee's Deed dated April 16, 2012 and of record in Instrument No. 20120419-0033386, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (___) unimproved (_X_) property known as 3216 Alpine Avenue, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 21st day of January, 2016.

Mashhoor R. Ayoub

Elizabeth Eberhardt Ayoub

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, a Notary Public of said County and State, Mashhoor R. Ayoub and Elizabeth Eberhardt Ayoub, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of January, 2016.

Notary Public

My Commission Expires: 12-22-19

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD